

# Amboy Territorial Days Portable Building Placement CUP & Site Plan

Located in the SE 1/4 of Section 17 T5N, R3E, W.M.  
Clark County, Washington

## Project Notes:

This plan provides Clark County GIS data for wetland mapping on and near the property. A review of site conditions and soil mapping suggests that the wetland mapping on-site away from Cedar Creek is in error. The site soils are not classified as hydric and on-site conditions away from Cedar Creek do not indicate wetland vegetation. The shoreline area related to Cedar Creek as mapped by Clark County GIS is shown on the plan. A riparian habitat conservation area mapped by Clark County GIS is also shown in the northeast part of the site. According to GIS data, there are no areas onsite mapped for unstable slopes and/or landslide hazard areas. An archaeological predetermination and sent to the state DAHP and they agree that no further work is necessary at this time. The flood plain and floodway associated with Cedar Creek as mapped by Clark County GIS are identified on this plan. This mapping appears to indicate a significantly wider floodplain on the south/west side of Cedar Creek than what is shown on the FIRM Map for this area. The contour lines that the County GIS floodplain line pass through also suggest that the county's linework is significantly in error. The GIS mapping shows the Cedar Creek floodplain line crossing through the 384' and 388' contours on the east side of the creek, while floodplain mapping on the west side of the creek passes through contours as high as elevation 428'. Given the elevation of the creek, mapping of the floodplain on the east side of the creek appears to be much more accurate.

The site has frontage on NE 399th Street to the south. According to Clark County's Arterial Atlas, NE 399th Street is a Rural Minor Collector road (Rm-2). There is 20' existing half-width right-of-way along the property frontage and the minimum required half-width right-of-way is 30', so an additional 10' right-of-way dedication is proposed. The standard paved half-width for an Rm-2 road is 20', per Clark County Standard Drawing 24. Additionally, for areas in rural centers, curb and gutter and either a 6' detached or 8' attached sidewalk are required. The applicant is submitting a road modification requested based on a disproportionality argument to exempt the project from construction of frontage improvements to NE 399th Street.

All existing on-site structures are to remain. All buildings are of single-story, wood construction except for the two bathrooms that are single story and constructed of masonry blocks. Building locations and sizes are based on a combination of information provided by the owner, review of aerial photos, and review of Clark County GIS data.

Parking shown on this plan is schematic in nature and is intended to reflect historic parking patterns on the site to demonstrate that adequate parking spaces are available for the proposed use.

Pedestrian facilities exist in relatively close proximity to the east of the site to the south with limited facilities also existing to the north. An attached curb and sidewalk extends along the frontage of 275465000, the Historical Museum on the north side of NE 399th Street. A detached sidewalk has been extended along the south side of NE 399th Street along the frontage of parcels 276123000 and 276119000 for the post office. This sidewalk provides for pedestrian access east to NE 216th Avenue/SR 503.

Existing contours, lot lines, roads, and other linework on this plan is based on Clark County GIS information. Property boundary dimensions are based on 1982 (Book 14, Page 155) and 2004 (Book 53, Page 145) surveys performed by Barbieri & Associates, Inc. Dimensions for lines adjacent to Cedar Creek are approximated. The east lot line along Cedar Creek is approximate. The east property line is based on an offset of Cedar Creek per the owner's deed.

There are no bike facilities near the site.

NE 399th Street has a paved width of approximately 27' along the site's frontage.

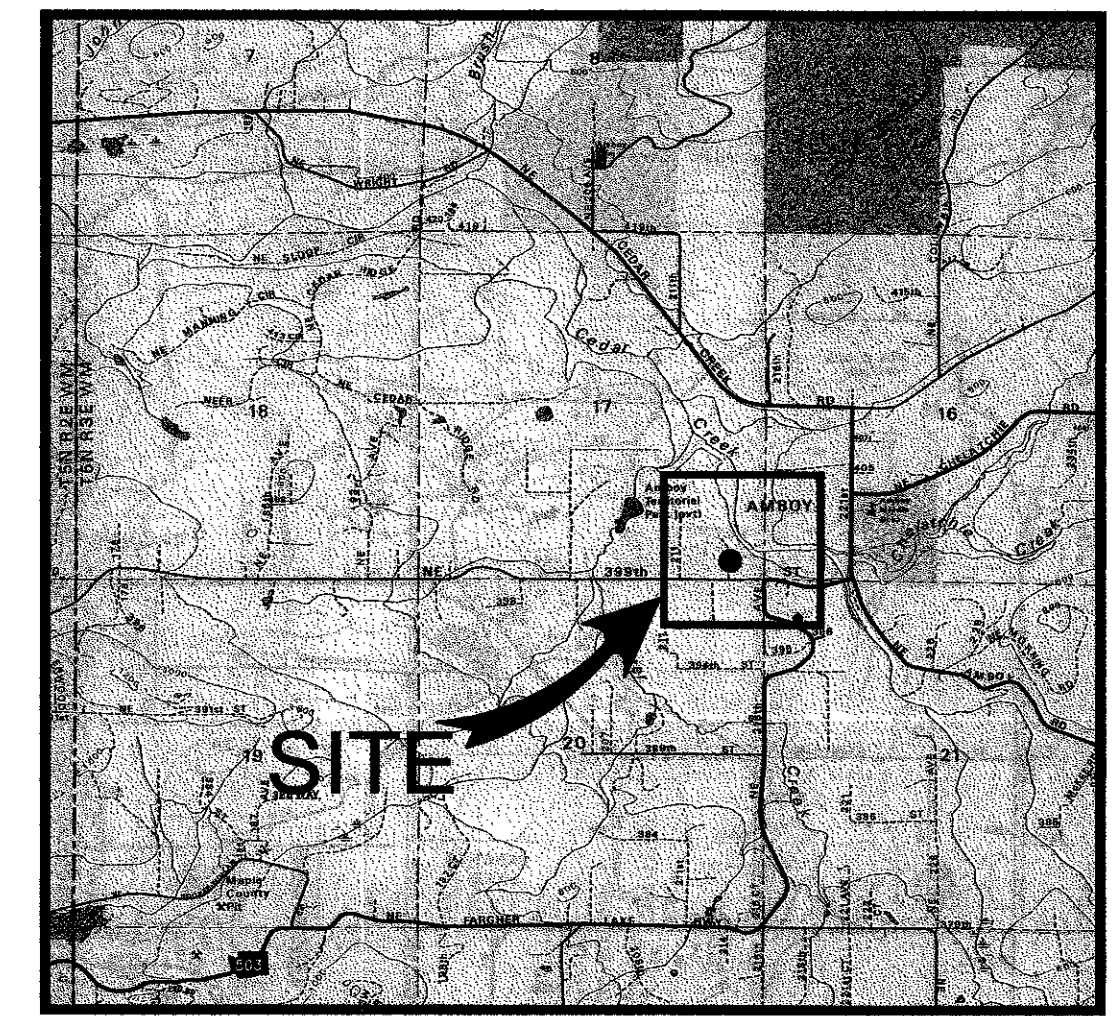
There is no public transportation in the vicinity of the site.

There is one fire hydrant along the site's NE 399th Street frontage. It is located on the north side of the road near the western-most existing driveway as shown on the plan.

All mapping shown is based on Clark County GIS data.

Property boundary dimensions for boundary lines approaching and adjacent to Cedar Creek have been approximated based on the rough alignment of Cedar Creek taken from GIS contours. The property owner's deed references part of the east boundary of the site as being delineated by a 60' offset from Cedar Creek.

| Inventory of Extg Site Buildings |                |
|----------------------------------|----------------|
| Building Description             | Area (Sq. Ft.) |
| West Restroom                    | 960            |
| Food Pavilion                    | 3,600          |
| Three Outbuildings               | 410 (COMBINED) |
| Log Show Entrance                | 576            |
| Log Show Stage                   | 1,170          |
| Beer Garden Concession Stand     | 720            |
| Bear Garden Ticket Booth         | 100            |
| Beer Garden Stage                | 360            |
| East Restroom                    | 1,620          |
| Fireman's Booth                  | 364            |
| Pole Barn 1                      | 1,296          |
| Pole Barn 2                      | 864            |
| Olstead Stage                    | 630            |
| Mobile Home                      | 2,340          |
| Horse Arena Snack Bar            | 240            |
| Horse Arena Announcer Booth      | 100            |
| Storage House                    | 270            |



VICINITY MAP  
NOT TO SCALE

## GENERAL INFORMATION:

**Applicant:**  
Rick Johnson  
11412 NE 29th Circle  
Vancouver, WA 98682  
Ph. (360) 314-2017  
E-mail: johnson2194@comcast.net

**Owner:**  
Territorial Days Association of Amboy  
P.O. Box 203, Amboy, WA 98601  
Contact: Rick Johnson  
Ph. (360) 314-2017  
E-mail: johnson2194@comcast.net

**Main Project Contact/Project Planner:**  
Tom Self  
Cascade Field Services  
13414 NW 39th Avenue, Vancouver, WA 98685  
Ph. (360) 931-4680  
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**Project Engineer:**  
PLS Engineering  
Andrew Gunther  
1014 Franklin Street, Atrium Suite  
Vancouver, WA 98660  
Ph. (360) 944-6519  
E-mail: andrew@plsengineering.com

**Site Address:**  
21400 NE 399th Street  
Amboy, WA 98601  
Assessor's Parcel Numbers: 275463-000, 275549-000

**Project Description:**  
Site Plan and Conditional Use approval for placement of two wood modular buildings on the site.

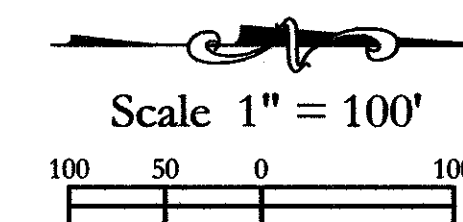
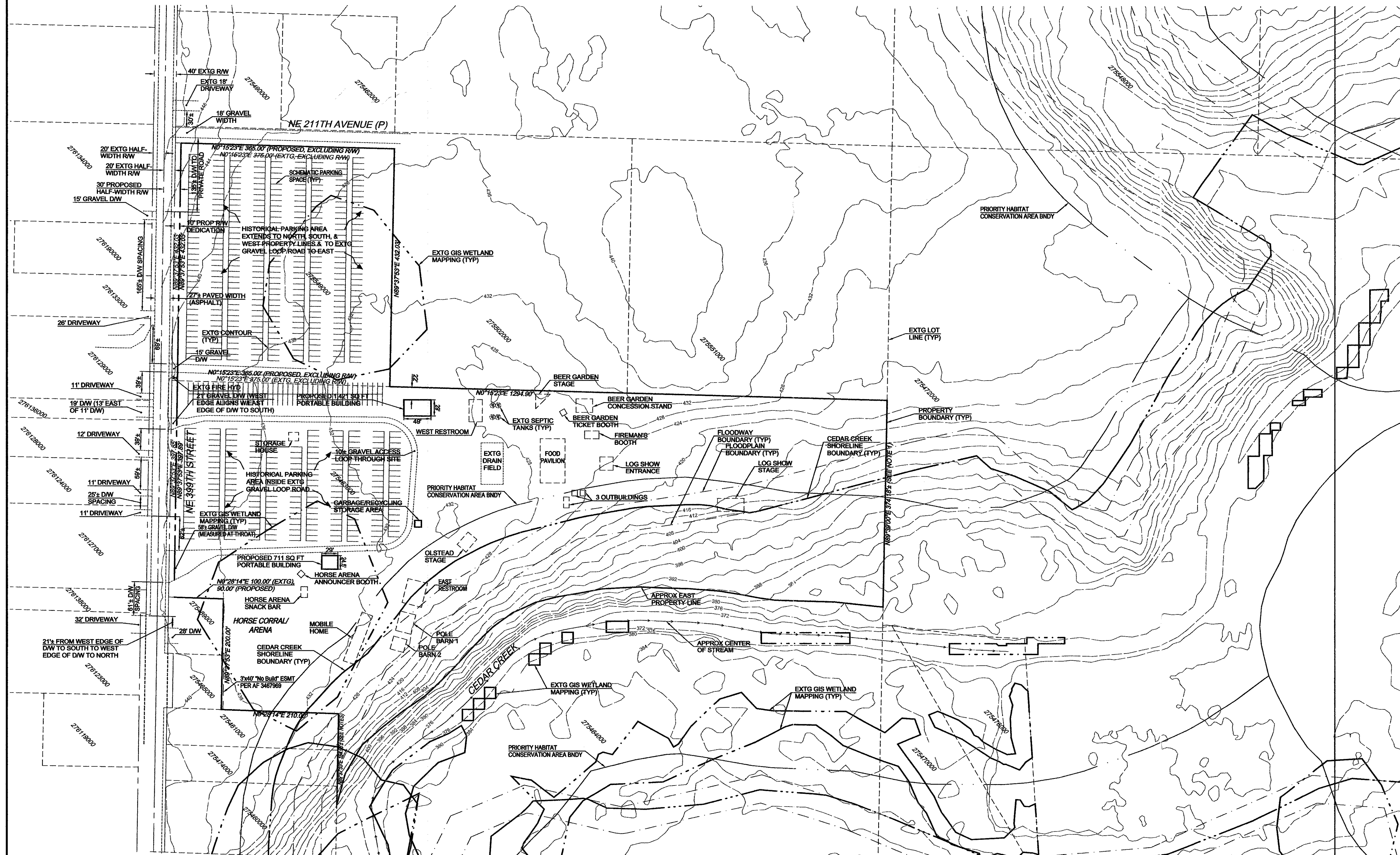
**Site Zoning:**  
Parks/WL (Parcel 275549-000), RC-2.5 (Parcel 275469-000)

**Existing Parcel Areas:**  
275549-000 - 3.92 ac. (170,755 sq ft),  
275463-000 - 14.45 ac. (629,442 sq ft) per Clark County GIS

Proposed right-of-way dedication to Clark County = 0.19 acres (8,299 sq ft)

Public Water Purveyor - Clark Public Utilities  
Public Sewer Purveyor - None, rural resource

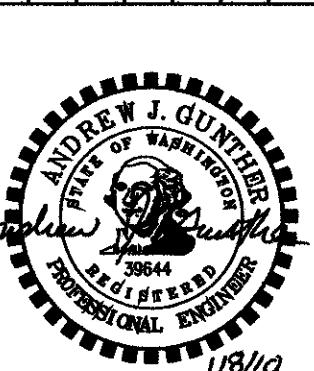
There is an existing septic system on site. Approximate locations for the septic tanks and drainfield are shown on the plan. The septic system will remain.



Proposed Development Plan For:

**Amboy Territorial Days Portable Building Placement CUP & Site Plan**  
A Site Located in Clark County, Washington

| Revisions            |           | AUG |
|----------------------|-----------|-----|
| Submitted for review |           |     |
| A                    | 1/11/2010 |     |
| 2                    |           |     |
| 3                    |           |     |
| 4                    |           |     |



Project No. 2165  
SCALE: H: 1"=100'  
V: N/A  
DESIGNED BY: AJG  
DRAFTED BY: AJG  
REVIEWED BY: TGI

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Consulting Engineers & Planners | 1014 Franklin Street, Atrium Suite, Vancouver, WA 98660 | PH (360) 944-6519 | FAX (360) 944-6539

PLS ENGINEERING